

City of Detroit

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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

THIS MEETING WILL BE A VIRTUAL COMMITTEE MEETING

To attend by phone only, call one of these numbers: +1 929 436 2866, +1 312 626 6799, +1 669 900 6833, +1 253 215 8782, +1 301 715 8592, +1 346 248 7799 - Enter Meeting ID: 330332554#

“A QUORUM OF THE DETROIT CITY COUNCIL MAY BE PRESENT”

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

COUNCIL MEMBER JAMES TATE, CHAIRPERSON
COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON
COUNCIL MEMBER GABE LELAND, MEMBER
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Christian Hicks
Assistant City Council Committee Clerk

THURSDAY, OCTOBER 29, 2020

11:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. PUBLIC HEARING – RE: Request to establish an Obsolete Property Rehabilitation District on behalf of R&J Development Co., LLC, located at 19925 Livernois Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000. (Petition # 1275) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- E. 11:20 A.M. PUBLIC HEARING – RE: Request to establish a Commercial Rehabilitation District for R & J Development Co., LLC, in the area of 18613 & 18601 Livernois Avenue, Detroit, Michigan, in accordance with Public Act 210 of 2005. (Petition #1276) (Petitioner, Law Department, Legislative Policy Division, Planning and Development**

Department, Housing and Revitalization Department, Assessors Office, and City Planning Commission)

- F. **11:35 A.M. DISCUSSION – RE:** The fiscal impact of the Former Cadillac Stamping Brownfield Redevelopment Plan. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
- G. **11:40 A.M. PUBLIC HEARING – RE:** Request to approve the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Former Cadillac Stamping Plant Brownfield Plan. **(Northpoint Development is the project developer (the “Developer”) for the Plan. The 9501 Conner Street parcel is the site of the former Cadillac Stamping Plant that was closed in 1986 and later used by a machine shop. The factory became abandoned in 2015 and a former owner began salvaging metals from the building. The project entails the preparation of the Property for the construction of an approximately 682,000 square foot industrial multi-tenant facility. The total investment is estimated to be \$47.9 million. The Developer is requesting \$18,425,523.00 in TIF reimbursement however, only current projections estimate approximately \$17,573,740 will be captured and reimbursed to the Developer over the life of the Plan. There will be approximately 100 temporary construction jobs and it is currently estimated that there will be 450 FTE jobs.) (Taxing Units; Detroit Brownfield Redevelopment Authority)**
- H. **11:55 A.M. PUBLIC HEARING – RE:** Request to establish an Industrial Development District on behalf of the City of Detroit/Planning and Development Department in the general area bounded by Gratiot, Connor, Devine and Corbett Avenue, Detroit, Michigan, in accordance with Public Act 198 of 1974. **(Petition #1329) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- I. **12:10 A.M. PUBLIC HEARING – RE:** Request to approve an Obsolete Property Rehabilitation Certificate on behalf of Infinity-Park Ave, LLC in the area of 2001 Park Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #936) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**

UNFINISHED BUSINESS

1. Status of **Historic Designation Advisory Board** submitting report relative to Status of Certified Local Government Grants – Historic Fort Wayne. **(On July 31, 2019, the City of Detroit entered into a grant agreement with the Michigan State Historic Preservation Office (SHPO) to develop a specialized stabilization and mothballing plan for twenty-six (26) unoccupied buildings in the Historic Fort Wayne complex. This grant project is a partnership between the Historic Designation Advisory Board (HDAB) and General Services Department (GSD). (BROUGHT BACK AS DIRECTED ON 10-22-20)**
2. Status of **Planning and Development Department** submitting reso. autho. Request for

Property Transfers to the City of Detroit Brownfield Redevelopment Authority in Connection with the Land Assembly Project. **(At the request of the City of Detroit (the “City”), the City of Detroit Brownfield Redevelopment Authority (“DBRA”) has been engaged in land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the “Land Assembly Project”). DBRA has identified the properties owned by the City located at 14440 Wildemere, 14445 Linwood, and 14584 Livernois Detroit, Michigan, as more particularly described on Exhibit A hereto (the “City Property”), together with the property owned by the Detroit Land Bank Authority (the “DLBA”) at 14445 Lawton Detroit, Michigan (the “DLBA Property” and together with the City Property, the “Property”) as a key site for industrial development.) (BROUGHT BACK AS DIRECTED ON 10-22-20)**

3. Status of **Planning and Development Department** submitting reso. autho. Amendment to Property Exchange Agreement with DTE Electric Company In Support of Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Plant Projects. **(The City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have entered that certain Development Agreement relating to the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.) (BROUGHT BACK AS DIRECTED ON 10-22-20)**
4. Status of **Council President Brenda Jones** submitting correspondence relative to Inquiry regarding Federal Transit Administration analysis pertaining to the relocation of the State Fairgrounds Transit Center. **(BROUGHT BACK AS DIRECTED ON 10-15-20)**

NEW BUSINESS

CIVIL RIGHTS, INCLUSION AND OPPORTUNITY

5. Submitting report relative to Community Benefits Ordinance Biannual Report – Executive Summary. **(The Community Benefits Ordinance (CBO) requires a biannual compliance report be submitted to City Council and each NAC associated with a Tier 1 Project within the City of Detroit. The following report, the release of which was delayed by Covid-9, details compliance with each Community Benefits Provision commitment. There are nine projects currently in the enforcement phase: Herman Kiefer Development, Hudson’s Development, Michigan Central Station Development, Book Building and Tower Development, Monroe Block Development, Detroit Pistons Performance Facility and Headquarters Development, Wigle: Midtown West Development, Fiat Chrysler Automotive Development, Lafayette West Development and Mid Development). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-29-20)**

CITY PLANNING COMMISSION

6. Submitting report and Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-31, *District Map No. 29*, to revise the existing R2 {Two-Family Residential District) zoning

classification to the R3 (Low Density Residential District) zoning classification for the properties commonly identified as 7631 East Lafayette Street, 1000 Townsend Street, and 1008 Townsend Street. **(The site is located in the Islandview Neighborhood on E. Lafayette Avenue between Townsend and Baldwin Streets. The development team is proposing to rezone the subject parcels that combined are approximately .39 acre. The East Lafayette Apartments, as it is currently branded, is a two building development. The project has 12 studio apartments and 12 one-bedroom apartments.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-29-20)**

MISCELLANEOUS

7. **Council President Brenda Jones** submitting memorandum relative to the Detroit Economic Growth Corporation providing a report on revenue and employment outcomes relative to development deals and tax abatement. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-29-20)**
8. **Council President Brenda Jones** submitting memorandum relative to Detroit Brownfield Redevelopment Authority in Connection with the Land Assembly Project Outreach. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-29-20)**
9. **Council President Brenda Jones** submitting memorandum relative to Resident Concerns from the Virginia Park Community. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-29-20)**